

**EL DORADO COUNTY DEVELOPMENT SERVICES
STAFF REPORT**

Agenda of: January 3, 2007

Item No.: 5.a.

Staff: Roman Anissi

PARCEL MAP

FILE NUMBER: P06-0015

OWNER: Willis Nelson

APPLICANT: Carlton Engineering

REQUEST: Request for a tentative parcel map creating two (2) parcels ranging in size from 48 acres to 60 acres. (Exhibit B)

Design waivers have been for the following:

- a. No improvements to South Shingle Road; and
- b. Reduce the road right-of-way improvements from 24 feet to 18 feet with 2 foot shoulders on Brandon Road per Standard Plan 101C.

LOCATION: Southeast of the intersection at Brandon and South Shingle Springs Road in the Latrobe area. (Exhibit A)

APN(s): 087-021-52

ACREAGE: 108-acres

GENERAL PLAN: Rural Residential (RR) (Exhibit C)

ZONING: Exclusive Agricultural (AE) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Negative Declaration

SUMMARY RECOMMENDATION: Conditional Approval

BACKGROUND

This application requests a tentative parcel map to split a 108-acre lot into a 48-acre and 60-acre parcel located within the Exclusive Agricultural (AE) Zone District and Rural Residential (RR) land use designation. A previous tentative map application requested to subdivide the site into four (4) 20-acre parcels. During the Agricultural Commission review, it was discovered that the site was designated as historical agricultural grazing lands which could not be subdivided into parcels smaller than 40-acres in size.

The site was under a Williamson Act Contract but rolled out in 1991. In 2002, a Certificate of Compliance (COC 02-0038) legalized the lot pursuant Subdivision Map Act and local subdivision policies and was recorded as County Document 2003-0100896-00. The site was originally created by a 1981 Superior Court judgment of partition and conveyed under a gift deed granted in 1986.

A building permit was issued January 4, 2006 for a single-family residence. The residence is currently under construction and an existing barn that was permitted in 2005 will all be located on the new 48-acre parcel. Development on the 48-acre parcel is sited to meet development standards and special setbacks for agricultural and wetland protection. Any future development on either the 48-acre or 60-acre parcel must meet policies outlined by the General Plan as well as the requirements of the Zoning Ordinance.

STAFF ANALYSIS

Project Description: Request for a tentative parcel map to split a 108-acre lot into a 48-acre and 60-acre parcel in the Latrobe area. Two (2) design waivers are requested, but are not being supported for this project. Full improvements to the South Shingle Road and Brandon Road frontages will be required.

Site Description: The elevation of the site ranges between 990 and 1,200 feet with gently rolling topography and scattered rock outcroppings. Wetlands account for about 2.68-acres of the site and include a stock pond and intermittent channels. Predominant vegetation on the site includes a mix of grasslands with widely scattered blue, interior, and valley live oaks.

Adjacent Land Uses: The area is surrounded by large tracts of agricultural and grazing lands. Tracts are either vacant or consist of low-density single-family residential development that support agricultural uses. The only surrounding properties not located within an Agricultural Zone District are the Estate Residential Ten-Acre (RE-10) parcels situated along the northeastern portion of the site. The following table identifies adjacent zoning and land use:

Zoning	General Plan	Land Use/Improvements
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Site	AE	RR	Grazing Land/Single-family Residential (Under Construction)
North	AE/RE-10	AL	Grazing Land/Single-family Residences
South	AE	RR	Grazing Land/Vacant
East	RA-40	RR	Grazing Land/Single-family Residence
West	AE	RR/AL	Grazing Land/Single-family Residence

Project Issues: The project proposes a tentative parcel map to create two (2) large parcels suitable for low density single-family residential development supporting agricultural type uses. Major project issues are discussed in this section and include road improvements and dedications on South Shingle and Brandon Roads, special setbacks for agricultural and wetland protection, and water and sewer issues.

Road Improvements and Dedications: Department of Transportation (DOT) recommends specific paved road improvements to Standard Plan 101B along the entire project frontage of both South Shingle Road and Brandon Road. South Shingle Road will require a 32-foot wide improved section to include two 12-foot paved lanes and one 8-foot wide shoulder for a length of about 750-feet. Brandon Road will require a 12-foot wide paved road section and one 4-foot wide paved shoulder for over 3,000-feet. Access rights along South Shingle Road must be waived and future access for the two parcels can only be provided along the Brandon Road frontage.

Two design waivers have been requested and are not being supported by the Department of Transportation. The first waiver requests that no improvement be required for South Shingle Road. The second request is for reduced road improvement to 18-feet to meet both fire safe and Standard Plan 101C requirements on Brandon Road. Department of Transportation based their recommendation for denial on the General Plan Transportation and Circulation Element *Policy TC-1b*, which states:

- *TC-1b: In order to provide safe, efficient roads, all roads should incorporate the cross sectional road features set forth in Table TC-1. Table TC-1 identifies that ‘Major 2-Lane’ roads shall be 40-feet wide. It also states that access control and cross-sections are desired standards and that details and waiver provisions for such standards shall be incorporated into the Design and Improvements Standards Manual (El Dorado County 1990).*

A 30-foot dedication along Brandon Road, a 40-foot dedication along South Shingle Road and a 100-foot easement for the *Sacramento-Placerville Transportation Corridor (SPTC) Master Plan* are also required for this project. These dedications are based on the Transportation and Circulation Element.

A minor impact to oak woodlands may be required because of on- and off- road improvements. While existing oak canopy coverage for this project is low and ranges between 1 and 19 percent, it is

expected that any impacts to oak woodlands along South Shingle Road or Brandon Road will not reduce oak tree canopy cover below the 90-percent retention standard established by the General Plan. Impacts to oak woodlands will be accounted for during the review of grading and improvement plans and any required replacement shall occur on-site or if the off-site option is available, then off-site.

Special Setbacks: Future development shall meet the policies in place for agricultural protection and wetland buffer setbacks. With exception to a limited segment along the northeastern property line, any future residential uses must meet the 200-foot special setback for agricultural protection. Other setbacks include 100-feet for the pond and 50-feet for intermittent streams and wetlands that exist on the property. Unless relief is requested under a discretionary or defined process, these buffers shall apply and incompatible development must remain outside of these areas. Based on the size of each parcel, there is sufficient room for future residential development to observe these special setbacks and buffers.

Water and Septic Areas: Environmental Management reviewed and approved a land capability report and a hydrology study for the project. The review identified an adequate water source to be made available by on-site wells. Environmental Management also reviewed and approved a percolation test that found adequate septic disposal areas available on each of the two new parcels.

GENERAL PLAN REVIEW

This project has been reviewed according to the policies of the El Dorado County 2004 General Plan. It has been determined that the project is consistent with the policies and the findings for consistency are included in Attachment 2 of this report.

The request to create a 48-acre and 60-acre parcel is appropriate based on the RR and agricultural policies established by the General Plan. The two new parcels will be able to support the density of one main and one secondary unit on parcels that fit within the 10- to 160-acre parcel size as required by the RR designation. Pursuant to *Policy 8.1.2.2* this site has historically been used for agricultural grazing. The tentative parcel map also accounts for the minimum 40-acre parcel size required for lands that have been used or are suitable for agricultural grazing.

A review for oak woodlands finds that the site has a small percentage of areas that qualify as oak woodland canopy. Future development and impacts are not anticipated to have a major effect on the existing canopy and must meet the guidelines of the tree preservation *Policy 7.4.4.4* of the General Plan. In addition, a slope analysis was completed pursuant to *Policy 7.1.2.1* and the study finds over 96-percent of the site comprises of slopes between 0- and 29-percent, while only a very small area of 2.76-acres of the project area has slopes 30-percent and greater. Any future development on this site must address site disturbance and must meet the policies for protection of slopes that exceed 30-percent.

Special setbacks for agricultural protection, a pond, intermittent streams and wetlands are referred to in this report and are identified on the tentative parcel map pursuant to *Policies 7.3.3.4 and 8.1.3.2*. Unless relief is sought, future development must observe all of the special setbacks and buffers that exist on the property.

For Cultural Resources, a 1998 Archaeological Survey Report was submitted to address site conditions pursuant *Policy 7.5.1.3*. The report identified no significant resources and did not recommend mitigation. Two typical project conditions addressing accidental subsurface discoveries are included as project permit conditions.

Policy TC-1b and *Table TC-1* identify roadway standards for the project and the area. Combined with the local subdivision policies, this project addresses the correct level of road dedications and improvements for a project that fronts two classified 2-lane roads. *Policy TC-6a-6* identifies a required 100-foot easement to be dedicated from the centerline of the adjacent Sacramento-Placerville rail corridor. This easement shall be recorded with the final parcel map to be set aside for potential rail extensions into the area.

ZONING REVIEW

This tentative parcel map is consistent with the regulations established for the underlying Exclusive Agricultural (AE) Zone District and the general provisions outlined by the Zoning Ordinance. As designed, the map meets the AE Zone development standards, including but not limited to minimum parcel size, parcel dimensions, and required setbacks. The single-family residence and barn will be sited on the 48-acre parcel. Each structure is located outside of the required setbacks. Development on the new 60-acre parcel will also be required to illustrate consistency with the standards of the zone and general policies of the Zoning Ordinance during the building permit review phase.

ENVIRONMENTAL REVIEW

Staff prepared an Initial Study (Exhibit I) to determine project related environmental impacts. Based on the Initial Study, the tentative parcel map application with necessary on-site and off-site road improvements is not likely to have a significant impact on the environment. Each category identified by the Initial Study was evaluated and it has been determined that either no or a less than significant level of impact occurred within each listed category. Based on the review, additional mitigation is not required and a Negative Declaration has been prepared for this project.

NOTE: This project is found to be de minimis (having no effect on fish and game resources). Pursuant to Resolution No. 240-93, a \$35.⁰⁰ processing fee is required by the County Recorder to file the Notice of Determination and Certificate of Fee Exemption with the State in accordance with State Legislation (California Fish and Game Code Section 711.4).

RECOMMENDATION

Staff recommends that the Zoning Administrator take the following action:

1. Adopt the Negative Declaration based on the Initial Study (Exhibit I) prepared by staff;
2. Approve tentative Parcel Map P06-0015 based on the findings in Attachment 2 and subject to the Conditions in Attachment 1; and
3. Deny the following two design waiver requests:
 - a. No improvements to South Shingle Road; and
 - b. Reduction of right-of-way improvements to 18-feet plus 2-feet of shoulder on Brandon Road to Standard Plan 101C.

SUPPORT INFORMATION

Attachments To Staff Report:

Attachment 1Conditions of Approval
Attachment 2Findings
Exhibit AApplicant Letter Requesting Waiver
Exhibit BVicinity Map
Exhibit CAerial Map
Exhibit DPlan Set
Exhibit EGeneral Plan Land Use Map
Exhibit FZone District Map
Exhibit GSoil Map
Exhibit HAssessor’s Map
Exhibit IInitial Study (CEQA)

ATTACHMENT 1
CONDITIONS OF APPROVAL

File Number P 06-0015/Nelson Parcel Map
January 3, 2007 Zoning Administrator Hearing

STANDARD CONDITIONS OF APPROVAL

Department of Transportation

1. The applicant shall improve the existing portion of South Shingle Road along the entire property frontage to an overall width of thirty-two (32) feet. These roadway improvements shall comprise of a twelve (12) foot wide lane on each side of the roadway centerline of South Shingle Road and an eight (8) foot wide paved shoulder along the property frontage pursuant to the *El Dorado County Design Standard Plan 101B*, without curb-and-gutter and sidewalk.
2. The applicant shall improve the existing portion of Brandon Road along the entire property frontage to include a twelve (12) foot wide lane and a four (4) foot wide paved shoulder from the existing roadway centerline pursuant to the *El Dorado County Standard Design Plan 101B*, without curb-and-gutter and sidewalk.
- 3.. The applicant shall make an Irrevocable Offer to Dedicate (IOD), in fee, 30-feet of right-of-way for the on-site portion of Brandon Road along the entire property frontage. This offer shall be accepted by the County.
4. The applicant shall make an Irrevocable Offer to Dedicate (IOD), in fee, 40-feet of right-of-way for the on-site portion of South Shingle Road along the entire property frontage. This offer shall be accepted by the County.
5. The applicant shall place a vehicular access restriction along the entire frontage of South Shingle Road.
6. The applicant shall enter into an Improvement Agreement with the County and provide security to guarantee performance of the Improvement Agreement as set forth within the *County of El Dorado Subdivision Ordinance*, prior to filing the parcel map.
7. If site improvements are to be made, the applicant shall submit a site improvement/grading plan prepared by a registered Civil Engineer to the Department of Transportation for review and approval. The plan shall be in conformance with the County of El Dorado *Design and Improvement Standards Manual*, the *Grading, Erosion and Sediment Control Ordinance*, the *Drainage Manual*, the *Off-Street Parking and Loading Ordinance*, and the State of California Handicapped Accessibility Standards. The improvements shall be substantially completed, to the approval of the Department of Transportation, prior to occupancy.

8. The applicant shall provide a soils report at time of site improvement/grading permit application addressing, at a minimum, grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential, ground water, pavement section based on TI and R values, and recommended design criteria for any retaining walls.
9. Any import or export of dirt to be deposited within the County of El Dorado shall require an additional grading permit for offsite grading.
10. The applicant shall provide a drainage report concurrently with the improvement/grading permit application to be consistent with the *El Dorado County Drainage Manual* and the *El Dorado County Storm Water Management Plan* to address storm water runoff increase, impacts to downstream facilities and properties, and identification of appropriate storm water quality management practices to the satisfaction of the Department of Transportation.
11. Upon completion of the required improvements and prior to acceptance of the improvements by the County, the applicant shall provide a compact disc (CD) to the Department of Transportation (DOT) with the approved drainage and geotechnical reports in .pdf format and all approved record drawings in .tif format.
12. The applicant shall pay traffic impact fees that are in effect at the time of building permit issuance.
13. If blasting activities are to occur in conjunction with grading or improvements, the applicant shall ensure that such blasting activities are conducted in compliance with state and local regulations.

Planning Services

14. The applicant shall make an Irrevocable Offer of Dedication (IOD) for a trail easement of 100 feet as measured from centerline of the Sacramento-Placerville Transportation Corridor right-of-way and as required by the Sacramento-Placerville Transportation Corridor (SPTC) Master Plan. This easement shall be accepted by the County Surveyor.
15. Prior the recordation of the parcel map, the applicant shall be required to pay Park-in-Lieu fees of \$150 payable to the County Recreation Department, pursuant to El Dorado County Subdivision Ordinance Chapter 16.12.090.
16. Prior to the approval of grading or improvement plans, the applicant shall identify oak woodland impacts and a qualified oak tree canopy replacement plan shall be prepared to meet the requirements of General Plan *Policies 7.4.4.4* and *7.4.4.5*. Any on- or off-site road improvements that impact oak woodland canopy shall make the appropriate replacement based on the on-site, or if available, the off-site option. The replacement plan shall be prepared by the applicant based on the policies in effect at the time of road improvements and the prepared plan shall be placed in the project discretionary file for reference.

17. In the event a heritage resource or other item of historical or archaeological interest is discovered during grading and construction activities, the project proponent shall ensure that all such activities cease within 50-feet of the discovery until an archaeologist can examine the find in place and determine its significance. If the finds is determined to be significant and authenticated, the archaeologist shall determine the proper method(s) for handling the resource or item. Grading and construction activities may resume after the appropriate measures are taken or the site is determined not to be of significance. Planning Services shall review the grading plans prior to the issuance of a grading permit.
18. In the even of the discovery of human remains, all work is to stop and the County coroner shall be immediately notified pursuant to Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. If the remains are determined to be Native American, the Coroner must contact the Native American Heritage Commission within 24 hours. The treatment and disposition of human remains shall be completed consistent with guidelines of the Native American Heritage Commission. Planning Services shall review the grading plans prior to the issuance of a grading permit.

Environmental Management

19. The applicant shall show all drainage that may have an effect on the location of the septic system on the parcel map.
20. Prior to issuance of any improvement/grading permit, the applicant shall provide a Fugitive Dust Plan (FDP) application with appropriate fees to the Air Quality Management District (AQMD) for review and approval.
21. All project construction activities shall adhere to AQMD Rule 224 for Cutback and Emulsified Paving Materials.
22. All project architectural coatings shall adhere to AQMD Rule 215.
23. Any burning of wastes that result from ‘Land Development Clearing’ must be permitted through the AQMD. Only vegetative waste material may be disposed of using an open outdoor fire pursuant to AQMD Rule 300.
24. The following measures shall be implemented during construction activities to maintain the air quality standards established by the AQMD. The standards include: use of low emission on-site mobile construction equipment, maintenance of on-site equipment to manufacture’s specifications, retardation of on-site diesel engine injection timing by two to four degrees, use of electricity from power poles rather than temporary gasoline or diesel generators, use of reformulated low-emission diesel fuel, use of catalytic converters on gasoline powered equipment, substitution of electric and gasoline powered equipment for diesel-powered equipment where feasible, inactive construction equipment shall not remain idling for periods in excess of two minutes, materials shall be scheduled for delivery during off-peak hours, configure construction parking to minimize traffic interference, and develop a construction traffic management plan.

County Surveyor

25. All survey monuments must be set prior to filing the parcel map.
26. Prior to filing the parcel map, a letter to the County Surveyor will be required from all agencies that have conditions placed on the map. The letter will state that all conditions placed on the map by that agency have been met.

ATTACHMENT 2

FINDINGS

File Number P 06-0015/Nelson Parcel Map January 3, 2007 Zoning Administrator Hearing

Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the staff report and evidence in the record, the following findings can be made:

FINDINGS FOR APPROVAL

1.0 CEQA FINDING

- 1.1 El Dorado County has considered the Negative Declaration together with the comments received during the public review process. The Negative Declaration reflects the independent judgment of the County and has been completed in compliance with CEQA and is adequate for this proposal.
- 1.2 No significant impacts to the environment as a result of this project were identified in the initial study.
- 1.3 The project will not affect wetlands, water courses, riparian lands, unique plant or animal life and habitats, or other terrestrial matters under the jurisdiction of the State Department of Fish and Game. Therefore, the project has a de minimis impact on the environment and a Certificate of Fee Exemption (DFG 753.5-5/91) is applicable.
- 1.4 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Development Services Department – Planning Services at 2850 Fairlane Court, Placerville, CA.

2.0 PROJECT FINDINGS

2.1 Tentative Parcel Map

- 2.1.1 The proposed tentative parcel map, including the request for design waivers and improvements, is consistent with the General Plan and the project is not located within a Specific Plan area. The parcel map meets the minimum 40-acre lot size based on General Plan *Policy 8.1.2.2* addressing historic grazing lands. The project does meet the allowed density of the Rural Residential (RR) land use designation and reviews by the Department of Transportation, Environmental Management, Fire District, and Land Surveyor ensure that the maximum potential density of one main and one secondary unit can be developed on each new parcel. The parcel map provides road improvement and dedications that address General Plan policies. Access rights shall be relinquished along South Shingle Road and individual parcel driveways shall connect to Brandon Road. As designed, creating one 48-acre and one 60-acre parcel from a 108-acre site meets the policies of the General Plan.

- 2.1.2 The tentative parcel map conforms to the applicable standards and requirements of the County zoning regulations and the Minor Land Division Ordinance. The site is zoned Exclusive Agricultural (AE) and the tentative parcel map is consistent with the provisions established by ordinance in Section 17.36.090 'Development Criteria'. The project provides adequate site area for potential development, establishes public improvements, and allows for adequate driveway access and connection along the Brandon Road frontage for each new parcel. Specific road improvements and dedications along South Shingle Road and Brandon Road are required to process the parcel map and are referenced by the conditions of approval and the project exhibits.
- 2.1.3 The site is physically suitable for the subdivision of land to allow for the creation of a 48-acre and 60-acre parcel. Considerable land is available to allow adequate development area for one main and one secondary unit on each new parcel. The topography of the site is gently rolling with scattered rock outcroppings and 2.68-acres is considered wetlands that includes one pond and various intermittent streams which are subject to 100-foot and 50-foot buffers, respectively. Any future development on either parcel will be required to consider these and other agricultural protection setbacks that exist on the property. Adequate infrastructure in the form of private wells and septic areas, as well as road improvements can readily accommodate the density and addresses the importance of the historical agricultural grazing lands. As conditioned, the tentative parcel map meets the requirements of the Department of Transportation, Fire District, Planning Services, Environmental Management, and Surveyor for a division of land.
- 2.1.4 The tentative parcel map is not likely to cause substantial environmental damage. Staff prepared an Initial Study to address environmental impacts pursuant to the standards established by the California Environmental Quality Act (CEQA). The CEQA review assessed potential or significant effects on the environment. Based on the Initial Study, the project proposes no or a less than significant impact in the categories referenced by the study. In addition, the site provides adequate areas that are suitable for low-density residential homes in support of agricultural type uses. Such future development will not reduce the affect oak woodland trees canopy below the required 90-percent retention standard and slopes exceeding 30-percent will not be affected based on the availability of developable land. Pond, intermittent streams, wetlands, trees, steep slopes, and adjacent agricultural lands will be protected by established development standards and policies. Conditions of approval are added to the project to address cultural resources and accidental subsurface discoveries. There is no potential for significant environmental impacts with the processing of this tentative parcel map.

2.2 Design Waiver(s) findings:

- a. No improvements to South Shingle Road; and
 - b. Reduction of right-of-way improvements to 18-feet plus 2-feet of shoulder on Brandon Road to Design Standard Plan 101C.
- 2.2.1 General Plan *Policy TC-1b* requires full improvements to South Shingle and Brandon Roads.

EXHIBIT I



**EL DORADO COUNTY PLANNING SERVICES
2850 FAIRLANE COURT
PLACERVILLE, CA 95667**

**ENVIRONMENTAL CHECKLIST FORM
AND DISCUSSION OF IMPACTS**

Project Title: P 06-0015/Nelson Parcel Map

Lead Agency Name and Address: El Dorado County, 2850 Fairlane Court, Placerville, CA 95667

Contact Person: Roman Anissi, Senior Planner

Phone Number: (530) 621-5355

Project Owner's Name and Address: Willis Nelson, 3251 Diablo Trail, El Dorado Hills, CA 95762

Project Applicant's Name and Address: Jim Willson, Carlton Engineering,
3883 Ponderosa Rd., Shingle Springs, CA 95682

Project Location: The property is located on the south side of Brandon Road and east of the intersection with South Shingle Road in the Latrobe area.

Assessors Parcel No(s): 087-021-52

Parcel Size: 108-acres

Zoning: Exclusive Agricultural (AE)

Section: 2 & 3 **T:** 8

R: 9

General Plan Designation: Rural Residential (RR)

Description of Project: Request for a tentative parcel map to split a 108-acre lot into a 48-acre and 60-acre parcel.

Surrounding Land Uses and Setting:

	<u>Zoning</u>	<u>General Plan</u>	<u>Land Use</u> (e.g., Single Family Residences, Grazing, Park, School)
North:	AE/RE-10	AL	Grazing Land/Single-family Residences
East:	RA-40	RR	Grazing Land/Single-family Residence
South:	AE	RR	Grazing Land/Vacant
West:	AE	RR/AL	Grazing Land/Single-family Residence

Briefly Describe the environmental setting: The elevation of the site ranges between 990 and 1200 feet with gently rolling topography and scattered rock outcroppings. Wetlands account for about 2.68-acres of the site and include a stock pond and intermittent channels. Predominant vegetation on the site includes a mix of grasslands with widely scattered blue, interior, and valley live oaks.

Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):

El Dorado County: Department of Transportation, Environmental Management and Surveyor

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages. The environmental factors checked below contain mitigation measures which reduce any potential impacts to a less than significant level.

	Aesthetics		Agriculture Resources		Air Quality
	Biological Resources		Cultural Resources		Geology / Soils
	Hazards & Hazardous Materials		Hydrology / Water Quality		Land Use / Planning
	Mineral Resources		Noise		Population / Housing
	Public Services		Recreation		Transportation/Traffic
	Utilities / Service Systems		Mandatory Findings of Significance		

DETERMINATION

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect: 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards; and 2) has been addressed by mitigation measures based on the earlier analysis as described in attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects: a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION**, pursuant to applicable standards; and b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature: _____ Date: November 28, 2006

Printed Name: Roman Anissi, Senior Planner For: El Dorado County

Signature: _____ Date: November 28, 2006

Printed Name: Peter Maurer, Principal Planner For: El Dorado County

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is a fair argument that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less Than Significant With Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a. the significance criteria or threshold, if any, used to evaluate each question; and
 - b. the mitigation measure identified, if any, to reduce the impact to less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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ENVIRONMENTAL IMPACTS

I. AESTHETICS. <i>Would the project:</i>			
a. Have a substantial adverse effect on a scenic vista?			✓
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			✓
c. Substantially degrade the existing visual character or quality of the site and its surroundings?			✓
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			✓

Discussion:

A substantial adverse effect to Visual Resources would result in the introduction of physical features that are not characteristic of the surrounding development, substantially change the natural landscape, or obstruct an identified public scenic vista.

- a) No identified public scenic vistas or designated scenic highway will be affected by this project.
- b) The project is not located along a defined State Scenic Highway corridor and will not impact scenic resources in such corridors including, but not limited to, trees, rock outcroppings, and historic resources based on the location of the project.
- c) The proposed project will not substantially degrade the visual character or quality of the site and its surroundings. The property will continue to provide the natural visual character and quality that currently exists at the site by establishing two large parcels that each exceed 40-acres in lot area.
- d) This two parcel division of land does not propose development that will create substantial light or glare affecting day or nighttime views in the area.

FINDING: No impacts are proposed to aesthetic or visual resources as part of the request for the parcel map. The 'Aesthetics' category is not impacted and adverse environmental effects will not result with the parcel map.

II. AGRICULTURE RESOURCES. <i>Would the project:</i>			
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Locally Important Farmland (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?		✓	
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?		✓	
c. Involve other changes in the existing environment which, due to their location		✓	

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II. AGRICULTURE RESOURCES. <i>Would the project:</i>			
or nature, could result in conversion of Farmland, to non-agricultural use?			

Discussion:

A substantial adverse effect to Agricultural Resources would occur if:

- There is a conversion of choice agricultural land to nonagricultural use, or impairment of the agricultural productivity of agricultural land;
 - The amount of agricultural land in the County is substantially reduced; or
 - Agricultural uses are subjected to impacts from adjacent incompatible land uses.
- a) There is no conversion of choice agricultural to nonagricultural lands and there is no impairment of agricultural productivity of agricultural lands. The project is located on a site that has historically been used and is suitable for agricultural grazing. A policy of the General Plan requires that such lands not be reduced below a minimum parcel size of 40-acres. This parcel map meets the minimum 40-acre parcel size.
- b) The parcel map will not reduce available agricultural lands and will continue to provide adequate acreage available for agricultural grazing and similar uses. There is no conflict with existing zoning for agricultural use, or a Williamson Act Contract.
- c) There will be no conversion of existing agricultural farmlands to non-agricultural uses and there is no other changes that could affect the agricultural designation for non-agricultural use. Because this site is classified as historic grazing lands, the reduction of parcels below the 40-acres is not being proposed for this project. This project provides lots that are 48 and 60-acres.

FINDING: This parcel map will have a less than significant impact on agricultural lands and will not impact properties subject to a Williamson Act Contract. The surrounding area is typical of agricultural uses and large lot single-family residential development. This project will continue to provide adequate grazing lands on parcels that are, at a minimum, 40-acres in size. For the ‘Agriculture’ category, this parcel map will have a less than significant impact.

III. AIR QUALITY. <i>Would the project:</i>			
a. Conflict with or obstruct implementation of the applicable air quality plan?			✓
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			✓
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			✓
d. Expose sensitive receptors to substantial pollutant concentrations?			✓

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III. AIR QUALITY. <i>Would the project:</i>			
e. Create objectionable odors affecting a substantial number of people?			✓

Discussion:

A substantial adverse effect on Air Quality would occur if:

- Emissions of ROG and No_x, will result in construction or operation emissions greater than 82lbs/day (See Table 5.2, of the El Dorado County Air Pollution Control District – CEQA Guide);
 - Emissions of PM₁₀, CO, SO₂ and No_x, as a result of construction or operation emissions, will result in ambient pollutant concentrations in excess of the applicable National or State Ambient Air Quality Standard (AAQS). Special standards for ozone, CO, and visibility apply in the Lake Tahoe Air Basin portion of the County; or
 - Emissions of toxic air contaminants cause cancer risk greater than 1 in 1 million (10 in 1 million if best available control technology for toxics is used) or a non-cancer Hazard Index greater than 1. In addition, the project must demonstrate compliance with all applicable District, State and U.S. EPA regulations governing toxic and hazardous emissions.
- a) El Dorado County has adopted the *Rules and Regulations of the El Dorado County Air Pollution Control District* (February 15, 2000) establishing rules and standards for the reduction of stationary source air pollutants (ROG/VOC, NO_x, and O₃). Activities related to the processing of this parcel map shall create a less than significant impact for air quality. Items are included in the conditions for project approval that require grading and construction activities to implement specific measures such as a Fugitive Dust Mitigation Plan and reduction of air pollutants from vehicles and equipment in order to reduce the likelihood of defined particulate in this category.
- b/c) The El Dorado County Air Quality Management District (AQMD) reviewed the project and determined that with the implementation of five standard County measures, the project would have a less than significant impact on the air quality. As part of the measures, a Fugitive Dust Mitigation plan application must be prepared and submitted to the AQMD prior to the issuance of any grading or construction permit. There are measures are included as conditions of project approval that will maintain any impacts in this category to a level of less than significant.
- d) The El Dorado County AQMD reviewed the project and identified that no sensitive receptors exist in the area and will not be affected by this project.
- e) Residential development is not classified as an odor generating facility within Table 3.1 of the El Dorado County AQMD CEQA Guide. The proposed agricultural/residential subdivision will not result in significant impacts resulting from odors.

FINDING: Standard County conditions of approval have been included as part of the project permit to maintain to a less than significant level any impacts for the ‘Air Quality’ category.

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IV. BIOLOGICAL RESOURCES. <i>Would the project:</i>			
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			✓
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		✓	
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		✓	
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			✓
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		✓	
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			✓

Discussion:

A substantial adverse effect on Biological Resources would occur if the implementation of the project would:

- Substantially reduce or diminish habitat for native fish, wildlife or plants;
- Cause a fish or wildlife population to drop below self-sustaining levels;
- Threaten to eliminate a native plant or animal community;
- Reduce the number or restrict the range of a rare or endangered plant or animal;
- Substantially affect a rare or endangered species of animal or plant or the habitat of the species; or
- Interfere substantially with the movement of any resident or migratory fish or wildlife species.

- a) The project proposes no impacts to any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.
- b) The project proposes no impacts to riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. The site includes areas that are classified as ponds, intermittent streams and wetlands. The tentative parcel map provides the required 100-foot buffer for the pond and a 50-foot buffer for intermittent streams and wetlands that exist on the

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property. Any future development must observe these buffer areas or request relief under the provisions of established County policies as adopted by the General Plan.

- c) The project does not proposes impacts to federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. The project site consists of a pond, intermittent steams and wetlands. These areas have been identified on the tentative parcel map, and future development must observe these buffers during any development activity.
- d) The project does not interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- e) The project does not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. In the event that a minor amount of qualifying oak tree canopy is affected during road improvements, the applicant must comply with the oak tree canopy protection and replacement requirements of the General Plan. This project is not located within or adjacent to important biological corridors or within any County ecological preserve areas, and any impacts and replacement to oak woodland during road improvements will not conflict with any local policies or ordinances that protect biological resources.
- f) The project does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or state habitat conservation plan.

FINDING: No impacts to potential or listed local, state, or federal biological resources are proposed under the request for a tentative parcel map. In the event that road improvements require removal of any qualifying oak canopy, then a replacement and maintenance plan will be required and must meet the provisions of the adopted General Plan. In addition, the property contains areas classified as pond, intermittent streams and wetlands. Buffers have been established for these areas according to the policies of the General Plan. As such, the impacts in the ‘Biological Resources’ category will remain at a level of less than significant.

V. CULTURAL RESOURCES. <i>Would the project:</i>				
a.	Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?			✓
b.	Cause a substantial adverse change in the significance of archaeological resource pursuant to Section 15064.5?			✓
c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			✓
d.	Disturb any human remains, including those interred outside of formal cemeteries?			✓

Discussion:

In general, significant impacts are those that diminish the integrity, research potential, or other characteristics that make a historical or cultural resource significant or important. A substantial adverse effect on Cultural Resources would occur if the implementation of the project would:

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- Disrupt, alter, or adversely affect a prehistoric or historic archaeological site or a property or historic or cultural significant to a community or ethnic or social group; or a paleontological site except as a part of a scientific study;
- Affect a landmark of cultural/historical importance;
- Conflict with established recreational, educational, religious or scientific uses of the area; or
- Conflict with adopted environmental plans and goals of the community where it is located.

a/b) The applicant submitted an “Archaeological Survey Report for Brandon Station Near the Intersection of South Shingle and Brandon Road APN 087:020:50 and 51 El Dorado County, CA” prepared by Historic Resource Associates in November July 1998. This was prepared for the Certificate of Compliance which legalized the existing lot that is now referenced as APN 087-021-52. The report provides an accurate cultural assessment of the project site. According to the study there were no significant prehistoric or historic archaeological sites, or historic buildings, structures or objects found on the property. The report recommends no additional archaeological work be conducted for this site. Based on the findings, mitigation measures are not require or included and general conditions for project approval are included for accidental subsurface discoveries.

c) A unique paleontological site would include a known area of fossil bearing rock strata. The project site does not contain any known paleontological sites or known fossil strata/locales.

d) Due to the size of the project area, there is a small likelihood to make an accidental discover of human remains on this site since it is located outside of a dedicated cemetery. Should grading and/or improvements be required and in the event of an accidental discovery or recognition of human remains for this project, conditions for project approval have been added to address necessary procedures for such a discovery. Mitigation measures are not required for this tentative parcel map.

FINDING: This site is located outside of a designated cemetery and the potential to find historic, archaeological, prehistoric, and/or human remains is not likely for this project. By implementing typical discovery procedures as conditions of project approval, any chance of an accidental discovery will be accounted for during grading and improvement activities and impacts to the ‘Cultural Resources’ category will remain at a less than significant level.

VI. GEOLOGY AND SOILS. <i>Would the project:</i>			
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:			✓
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			✓
ii) Strong seismic ground shaking?			✓
iii) Seismic-related ground failure, including liquefaction?			✓
iv) Landslides?			✓
b. Result in substantial soil erosion or the loss of topsoil?			✓
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site			✓

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VI. GEOLOGY AND SOILS. <i>Would the project:</i>			
landslide, lateral spreading, subsidence, liquefaction or collapse?			
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994) creating substantial risks to life or property?		✓	
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?		✓	

Discussion:

A substantial adverse effect on Geologic Resources would occur if the implementation of the project would:

- Allow substantial development of structures or features in areas susceptible to seismically induced hazards such as groundshaking, liquefaction, seiche, and/or slope failure where the risk to people and property resulting from earthquakes could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards;
- Allow substantial development in areas subject to landslides, slope failure, erosion, subsidence, settlement, and/or expansive soils where the risk to people and property resulting from such geologic hazards could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards; or
- Allow substantial grading and construction activities in areas of known soil instability, steep slopes, or shallow depth to bedrock where such activities could result in accelerated erosion and sedimentation or exposure of people, property, and/or wildlife to hazardous conditions (e.g., blasting) that could not be mitigated through engineering and construction measures in accordance with regulations, codes, and professional standards.

- a) According to the *Fault Activity Map of California and Adjacent Areas* (Jennings, 1994) and the *Peak Acceleration from Maximum Credible Earthquakes in California* (CDMG, 1992), no active faults or Earthquake Fault Zones (Special Studies Zones) are located on the project site. The impacts from fault ruptures, seismically induced ground shaking, or seismic ground failure or liquefaction are considered to be less than significant on the property. Any potential impact that may arise because of future construction of residential or agricultural structures will be offset by compliance with the Uniform Building Code's seismic and earthquake standards during the building permit review phase. The project is not located in an area with significant topographic variation in slope and the potential for mudslides or landslides is less than significant for this project.
- b) Minor project grading may be required. Any future grading activities must comply with the *El Dorado County Grading, Erosion, and Sediment Control Ordinance* which will reduce any potential impacts to a less than significant level.
- c) Mapped soils in the study area include the Auburn very rocky silt loam, 2 to 30 percent slopes; Auburn silt loam 2 to 30 percent slopes; and Sobrante silt loam, 3 to 15 percent slopes. Approximately 95 percent of the study area is mapped as Auburn very rocky silt loam has a moderate permeability, with slow to medium surface runoff and a slight to moderate chance for erosion hazard. This soil is suitable for range type used and has a water holding capacity of 2 to 4 inches. Sobrante silt loam and Auburn silt loam are very limited mapped in the far western corner of the property. The Sobrante silt loam provides moderate soil permeability with a slow to medium surface runoff and a slight to moderate erosion hazard. The water holding capacity is 4 to 7 inches and is typically suitable as range. The Auburn silt loam has similar

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characteristics as the Auburn very rocky silt loam and is also suitable for range uses. (*Soil Survey of El Dorado Area, California, 1974*). Any project related grading or improvement activity site must comply with the *El Dorado County Grading, Erosion, and Sediment Control Ordinance* which will reduce any impacts based on soil erosion or loss of topsoil to a level of less than significant.

- d) According to the *Soil Survey of El Dorado Area, California, 1974*, erosion hazard of soils at the subject site is slight to moderate. No expansive soils have been identified on the property. Based on this information, impacts from expansive soils is considered to be less than significant on the property.
- e) All septic areas proposed for future residential development must submit addition septic and percolation testing data to the El Dorado County Environmental Management Department – Environmental Health Division for review and approval.

FINDING: Based on the review of information about the on-site soil conditions, a less than significant level of impact will result from on-site geological or seismological conditions. The site does not contain expansive soils. Impacts in the ‘Geology and Soils’ category will remain at a less than significant level.

VII. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i>			
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			✓
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			✓
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			✓
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			✓
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?			✓
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?			✓
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			✓
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?		✓	

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Discussion:

A substantial adverse effect due to Hazards or Hazardous Materials would occur if implementation of the project would:

- Expose people and property to hazards associated with the use, storage, transport, and disposal of hazardous materials where the risk of such exposure could not be reduced through implementation of Federal, State, and local laws and regulations;
 - Expose people and property to risks associated with wildland fires where such risks could not be reduced through implementation of proper fuel management techniques, buffers and landscape setbacks, structural design features, and emergency access; or
 - Expose people to safety hazards as a result of former on-site mining operations.
- a) Any hazardous materials used at the project site shall comply with the *El Dorado County Hazardous Waste Management Plan*.
 - b) No significant amount of hazardous materials will be used for the project. The project will not result in any reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
 - c) As proposed, the project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. There are no schools located within the quarter mile radius.
 - d) The project site is not identified on any list that has been compiled pursuant to California Government Code 65962.5 which identifies hazardous material sites near this project site. There will be no impact from hazardous material at this location.
 - e) *The San Francisco Sectional Aeronautical Chart*, last updated March 22, 2001, was reviewed and the property is not located within two miles of a public airport. The project is not subject to any land use limitations contained within any adopted Comprehensive Land Use Plan and there are no impacts to the project site resulting from public airport operations that includes continued over-flight of aircraft near the site.
 - f) *The San Francisco Sectional Aeronautical Chart*, last updated March 22, 2001, was reviewed and the project site is not located within two miles of a privately owned airstrip. As such, there is no significant safety hazard resulting from private airport operations and aircraft overflights in the vicinity of the project site.
 - g) The proposed project will not physically interfere with the implementation of the County adopted emergency response and/or evacuation plan for the County. This is based on the location of the nearest fire station, availability of multiple access points to the project site, availability of water for fire suppression and provisions within the County emergency response plan. The County emergency response plan is overseen by the County Sherriff’s Department and they are located in the El Dorado County Government Center complex in Placerville.
 - h) The El Dorado County Fire Protection District reviewed the project proposal and concluded that the project will not expose people to a significant risk of loss, injury or death involving wildland fires or wildland fires adjacent to or located in an urbanized area.

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FINDING: The proposed project will not expose people and property to hazards associated with the use, storage, transport and disposal of hazardous materials, and/or will not expose people and property to risks associated with wildland fires. For the ‘Hazards and Hazardous Materials’ category, the impacts will remain at a level of less than significant for this project.

VIII. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i>				
a. Violate any water quality standards or waste discharge requirements?			✓	
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			✓	
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or -off-site?				✓
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				✓
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				✓
f. Otherwise substantially degrade water quality?				✓
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				✓
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				✓
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				✓
j. Inundation by seiche, tsunami, or mudflow?				✓

Discussion:

A substantial adverse effect on Hydrology and Water Quality would occur if the implementation of the project would:

- Expose residents to flood hazards by being located within the 100-year floodplain as defined by the Federal Emergency Management Agency;

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- Cause substantial change in the rate and amount of surface runoff leaving the project site ultimately causing a substantial change in the amount of water in a stream, river or other waterway;
 - Substantially interfere with groundwater recharge;
 - Cause degradation of water quality (temperature, dissolved oxygen, turbidity and/or other typical stormwater pollutants) in the project area; or
 - Cause degradation of groundwater quality in the vicinity of the project site.
- a) Any grading or improvement plans that may be required by the El Dorado County Department of Transportation shall be prepared to conform to County of El Dorado *Design and Improvement Standards Manual*, the *Grading and Erosion and Sediment Control Ordinance*, the *Drainage Manual*, and the *Off-Street Parking and Loading Ordinance*. All stormwater and sediment control methods must meet the *Grading, Erosion and Sediment Control Ordinance* during all grading and improvement activities, including but not limited to implementation of permanent storm drainage facilities and erosion control measures that may be required for this project.
- b) There is no evidence that the project will substantially reduce or alter the quantity of groundwater in the vicinity, or materially interfere with groundwater recharge in the area of the proposed project. El Dorado County Environmental Management reviewed and approved the hydrogeologic study for this project which identifies a safe and reliable domestic water source for the 48-acre and 60-acre parcel to be created by the tentative parcel map.
- c) There is no evidence that grading or ground disturbance that may be required for this project will substantially alter the existing drainage patterns either on- or off- the project site. The *Grading Erosion and Sediment Control Ordinance* contains specific requirements that limit the impacts to the drainage system (Section 15.14.440 & Section 15.14.590). These standards apply to this project.
- d/e) Compliance with the standards and requirements contained within *Grading Erosion and Sediment Control Ordinance* will limit any potential impacts to drainage ways on or adjacent to the project site, and will limit erosion and siltation to a less than significant level.
- f) The project will not result in substantial degradation of water quality in either surface or sub-surface water bodies in the vicinity of the project area. All stormwater and sediment control methods contained in the *Grading, Erosion and Sediment Control Ordinance* must be met during all grading and/or improvement activities, and shall be implemented with the development of any permanent storm drainage facilities and erosion control measures should they be required for this project.
- g/h) The Flood Insurance Rate Map (Panel 060040 0725C, December 4, 1986) for the project area establishes that the project site is not located within a mapped 100-year floodplain.
- i) The subject property in the Latrobe area is not located adjacent to or downstream from a dam or levee that has the potential to fail and inundate the project site with floodwaters.
- j) There is no potential for impacts from seiche or tsunami, or from mudflow at this site.

FINDING: For the ‘Hydrology and Water Quality’ category, the parcel map will not have a significant impact on any of the categories of listed in this section and the level of impact will remain at a less than significant level.

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IX. LAND USE PLANNING. <i>Would the project:</i>			
a. Physically divide an established community?			✓
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?		✓	
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?			✓

Discussion:

A substantial adverse effect on Land Use would occur if the implementation of the project would:

- Result in the conversion of Prime Farmland as defined by the State Department of Conservation;
- Result in conversion of land that either contains choice soils or which the County Agricultural Commission has identified as suitable for sustained grazing, provided that such lands were not assigned urban or other nonagricultural use in the Land Use Map;
- Result in conversion of undeveloped open space to more intensive land uses;
- Result in a use substantially incompatible with the existing surrounding land uses; or
- Conflict with adopted environmental plans, policies, and goals of the community.

- a) The project will not result in the physical division of an established community.
- b) As proposed, the project is consistent with specific, fundamental, and mandatory land use goals, objectives, and policies of the 2004 General Plan. The parcel map is consistent with the development standards contained within the El Dorado County Zoning Ordinance and local subdivision policies. Future development must meet the standards established by the Exclusive Agricultural (AE) zone district including special agricultural protection setbacks pursuant to Zoning Ordinance Section 17.06.150 and General Plan policies. In addition, 100-foot buffers for wetlands and 50-foot buffers for intermittent streams are included on the tentative parcel map and are referenced in the staff report. Future development must remain outside of these buffers. This project meets the land use objectives established for the property.
- c) As discussed in Section IV ‘Biological Resources’, the request for a parcel map will not affect any biological resources, and the proposal will not conflict with any applicable habitat conservation plan or natural community conservation plan.

FINDING: For the ‘Land Use Planning’ category, approval of the tentative parcel map will have a less than significant impacts.

X. MINERAL RESOURCES. <i>Would the project:</i>			
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?			✓
b. Result in the loss of availability of a locally-important mineral resource			✓

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X. MINERAL RESOURCES. <i>Would the project:</i>			
recovery site delineated on a local general plan, specific plan or other land use plan?			

Discussion:

A substantial adverse effect on Mineral Resources would occur if the implementation of the project would:

- Result in obstruction of access to, and extraction of mineral resources classified MRZ-2x, or result in land use compatibility conflicts with mineral extraction operations.
- a) The project site is not mapped as being within a Mineral Resource Zone (MRZ) by the State of California Division of Mines and Geology or in the El Dorado County General Plan.
 - b) The Western portion of El Dorado County is divided into four, 15 minute quadrangles (Folsom, Placerville, Georgetown, and Auburn) mapped by the State of California Division of Mines and Geology showing the location of Mineral and Resource Zones (MRZ). Those areas which are designated MRZ-2a contain discovered mineral deposits that have been measured or indicate reserves calculated. Land in this category is considered to contain mineral resources of known economic importance to the County and/or State. Review of the mapped areas of the County indicates that the subject property does not contain any mineral resources of known local or statewide economic value.

FINDING: No impacts to any known mineral resources will occur as a result of the project and no mitigation is required. The ‘Mineral Resources’ category will not be affected and no impacts are proposed by the project.

XI. NOISE. <i>Would the project result in:</i>			
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		✓	
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?		✓	
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?		✓	
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		✓	
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise level?			✓
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?			✓

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Discussion:

A substantial adverse effect due to Noise would occur if the implementation of the project would:

- Result in short-term construction noise that creates noise exposures to surrounding noise sensitive land uses in excess of 60dBA CNEL;
- Result in long-term operational noise that creates noise exposures in excess of 60 dBA CNEL at the adjoining property line of a noise sensitive land use and the background noise level is increased by 3dBA, or more; or
- Results in noise levels inconsistent with the performance standards contained in Table 6-1 and Table 6-2 in the El Dorado County General Plan.

a/c) The project will not result in a substantial increase in existing ambient noise levels for the project vicinity. The creation of two parcels where one exists will not generate noise levels that exceed the performance standards contained in Table 6-1 and Table 6-2 of the General Plan. The 200-foot special agricultural setback along South Shingle Road addresses the recommended 100-foot vehicular noise setback that is identified within the Land Capability Report. Existing development does not encroach within any 200-foot agricultural protection setbacks and any future development must also observe these setbacks. Noise is addressed by the tentative parcel map and will not be a factor for this project.

b/d) Persons adjacent to the project vicinity will not be subjected to long-term excessive ground borne noise or ground borne vibration as a result of minor grading and improvement activities or upon completion of the project.

f) The proposed project is not located adjacent to or in the vicinity of a public airport and is not subject to any noise standards established by an adopted Comprehensive Land Use Plan. No such impacts will result based on excessive noise from a public airport.

g) The proposed project is not located adjacent to or in the vicinity of a private airstrip. As such, the project will not be subjected to excessive noise from a private airport.

FINDING: For the ‘Noise’ category, there are no significant effects that are created with the approval of the tentative parcel map and the impacts within this category will remain at a less than significant level.

XII. POPULATION AND HOUSING. <i>Would the project:</i>			
a. Induce substantial population growth in an area, either directly (i.e., by proposing new homes and businesses) or indirectly (i.e., through extension of roads or other infrastructure)?			✓
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?			✓
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?			✓

Discussion:

A substantial adverse effect on Population and Housing would occur if the implementation of the project would:

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- Create substantial growth or concentration in population;
 - Create a more substantial imbalance in the County’s current jobs to housing ratio; or
 - Conflict with adopted goals and policies set forth in applicable planning documents.
- a) The proposed project has been determined to have a minimal growth-inducing impact as the project includes the creation of two parcels where one currently exists. No residential development is proposed with the parcel map and all existing development and future development meet or will be required to meet established County development standards. Any future development must meet comprehensive County policies and regulations before building permits can be issued. The project does not include any school or large scale employment centers that will lead to indirect growth.
- b) No existing housing stock will be displaced by the proposed project.
- c) No persons will be displaced by approving the tentative parcel map and construction of replacement housing will not be required for this project.

FINDING: The project will not displace any individuals and will not remove existing housing. The project will not directly or indirectly induce a substantial growth in population by process of a two parcel subdivision of land. There will be a less than significant impact to the ‘Population and Housing’ category.

XIII. PUBLIC SERVICES. <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</i>				
a. Fire protection?			✓	
b. Police protection?			✓	
c. Schools?			✓	
d. Parks?			✓	
e. Other government services?			✓	

Discussion:

A substantial adverse effect on Public Services would occur if the implementation of the project would:

- Substantially increase or expand the demand for fire protection and emergency medical services without increasing staffing and equipment to meet the Department’s/District’s goal of 1.5 firefighters per 1,000 residents and 2 firefighters per 1,000 residents, respectively;
- Substantially increase or expand the demand for public law enforcement protection without increasing staffing and equipment to maintain the Sheriff’s Department goal of one sworn officer per 1,000 residents;
- Substantially increase the public school student population exceeding current school capacity without also including provisions to adequately accommodate the increased demand in services;
- Place a demand for library services in excess of available resources;
- Substantially increase the local population without dedicating a minimum of 5 acres of developed parklands for every 1,000 residents; or

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- Be inconsistent with County adopted goals, objectives or policies.
- a) **Fire Protection:** The Latrobe Fire Protection District currently provides fire protection services to the project area. Development of the project would result in a minor increase in the demand for fire protection services, but would not prevent the Latrobe Fire District from meeting its response times for the project or the designated Latrobe service area. Building Services shall review any future request for building permits to ensure that proper Fire Safe Standards for access and fire safety are included for future residential single-family or accessory structures.
 - b) **Police Protection:** The project site will be served by the El Dorado County Sheriff’s Department with a response time depending on the location of the nearest patrol vehicle. The minimum Sheriff’s Department service standard is an 8-minute response to 80% of the population within Community Regions. No specific minimum level of service or response time was established for Rural Centers and Rural Regions. The Sheriff’s Department stated goal is to achieve a ratio of one sworn officer per 1,000 residents. The creation of two parcels where one currently exists will not significantly impact current response times to the project area.
 - c) **Schools:** The project site is located within the Latrobe School District. The tentative parcel map was sent to the affected school district for review and comment. No specific comments or mitigation measures were received or included for this tentative parcel map that creates an incremental increase in student body. School impact fees will be assessed and collected during the building permit review phase for any future single-family residential unit.
 - d) **Parks:** The proposed project adds an incremental amount to the existing population and does not propose any substantial increase in the local population requiring development of new park facilities. Section 16.12.090 of County Code establishes the method to calculate the required amount of land for dedication for parkland, or the in-lieu fee amount for residential projects. For this project, the parcel map includes a condition of approval that requires in-lieu payment for park fees consistent with the procedures outlined within Section 16.12.090.
 - e) No other public facilities or services will be substantially impacted by the project.

FINDING: Adequate public services are available to serve the project and there is no potential for a significant direct or indirect impact due to the creation of two parcels where one currently exists. There is a less than significant level of impact in the ‘Public Services’ category.

XIV. RECREATION.			
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			✓
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			✓

Discussion:

A substantial adverse effect on Recreational Resources would occur if the implementation of the project would:

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- Substantially increase the local population without dedicating a minimum of 5 acres of developed parklands for every 1,000 residents; or
 - Substantially increase the use of neighborhood or regional parks in the area such that substantial physical deterioration of the facility would occur.
- a) By creating two large parcels where one currently exists, no significant increase or effects in the use of area wide neighborhood or regional parks will be experienced by approving the tentative parcel map. There is no potential for a substantial physical deterioration of neighboring or regional recreational facilities.
- b) The project does not propose any on-site recreation facilities and is not required to construct any new facilities or expand any existing recreation facilities with the scope of this project.

FINDING: No impacts to recreation or open space will result from the project. For the 'Recreation' category, there will be a less than significant impact.

XV. TRANSPORTATION/TRAFFIC. <i>Would the project:</i>				
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?			✓	
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?			✓	
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				✓
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			✓	
e. Result in inadequate emergency access?			✓	
f. Result in inadequate parking capacity?			✓	
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			✓	

Discussion:

A substantial adverse effect on Traffic would occur if the implementation of the project would:

- Result in an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system;
- Generate traffic volumes which cause violations of adopted level of service standards (project and cumulative); or

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- Result in, or worsen, Level of Service “F” traffic congestion during weekday, peak-hour periods on any highway, road, interchange or intersection in the unincorporated areas of the county as a result of a residential development project of 5 or more units.
- a) County Department of Transportation has determined that the project will not generate a significant level of trips to require a traffic study or mitigation. Approval of the proposed parcel map would result in the creation of two parcels allowing for a maximum density of a main and a secondary unit per parcel. Each parcel shall provide for fire safe access and shall be accessible along the Brandon Road frontage. All access rights on South Shingle Road shall be waived with the recording of the final parcel map. Road improvements and dedications are included and have been assessed under with the Initial Study. Road improvements of 32-feet of road and 8-feet of shoulder improvements on South Shingle Road and 12-feet of road and 4-feet of shoulder improvements on Brandon Road are recommended by the Department of Transportation. Any anticipated impacts to oak woodland canopy is accounted for an will meet the provisions of the General Plan for oak woodland protection during the processing of any required grading or improvement plan. A condition addressing this issue has been added to the project permit.
 - b) Approval of this tentative parcel map and the creation of the each new parcel will accommodate potential residential density of one main and one secondary unit per parcel. The proposed density will not have a significant traffic and/or circulation impact to either South Shingle or Brandon Roads.
 - c) The project will not result in a major change in established air traffic patterns for publicly or privately operated airports or landing field in the project vicinity.
 - d) The area is typical of low-density residential in a rural/agricultural setting. Large lots exist and are currently used for low density residential supporting agricultural activities. Under the current request, this project will require that the access right along the South Shingle Road frontage be waived. Full improvements on both the South Shingle Road and Brandon Road frontages are also required to meet the County design standards. Based on the required standards, this project does not and will not include any design features, such as sharp curves or dangerous intersections, and will not include incompatible uses by the process of this tentative parcel map.
 - e) The project will not result in inadequate emergency access to any potential residential structure. Any future residential project shall be reviewed by Building Services and shall be required to provide adequate access onto each new parcel from Brandon Road that will be designed to County Fire Safe and/or Department of Transportation standards.
 - f) Future development shall be required to meet on-site parking identified by use and Zoning Ordinance. Section 17.18.060 regulates the parking provisions and all on-site uses shall include and identified required parking at all times pursuant to the policies established by ordinance. Future requests for building permits shall be reviewed for conformance with parking during the review process. Parking requirements for conventional single-family detached homes are two spaces not in tandem.
 - g) The proposed project does not conflict with the adopted General Plan policies, and adopted plans, or programs supporting alternative transportation. The parcel map includes a 100-foot easement to be dedicated from the centerline of the Sacramento-Placerville Transportation Corridor with the process of this parcel map. The dedication meets the requirements established by the Sacramento-Placerville Transportation Corridor Master Plan and shall provide continued opportunities for future rail (or similar) transportation extensions into the area along this corridor.

FINDING: For the ‘Transportation/Traffic’ category, processing a two parcel map have been found to create no major impacts. The impacts within this category will remain at a level of less than significant for the project.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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XVI. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i>			
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			✓
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			✓
c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			✓
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			✓
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			✓
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			✓
g. Comply with federal, state, and local statutes and regulations related to solid waste?			✓

Discussion:

A substantial adverse effect on Utilities and Service Systems would occur if the implementation of the project would:

- Breach published national, state, or local standards relating to solid waste or litter control;
- Substantially increase the demand for potable water in excess of available supplies or distribution capacity without also including provisions to adequately accommodate the increased demand, or is unable to provide an adequate on-site water supply, including treatment, storage and distribution;
- Substantially increase the demand for the public collection, treatment, and disposal of wastewater without also including provisions to adequately accommodate the increased demand, or is unable to provide for adequate on-site wastewater system; or
- Result in demand for expansion of power or telecommunications service facilities without also including provisions to adequately accommodate the increased or expanded demand.

- a) No significant wastewater discharge or surface run-off will result from the proposed parcel map.
- b) No new water or wastewater treatment plants are proposed and none are required because of this project.
- c) On-site stormwater drainage facilities may be required on-site to reduce runoff to discharge levels. Any future request for a residential single-family unit, grading, or improvement plans will be required to show illustrate how the discharge levels of the site will not exceed the discharge levels that existed prior to development activities. All required drainage facilities shall be built in conformance with the standards contained in the *County of El Dorado Drainage Manual*.

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- d) The applicant proposes to supply water to the two new parcels with on-site wells. A land capability report and a hydrogeologic study was prepared and submitted for review. Environmental Management staff identified that the report provided adequate information and that a safe and reliable water source by drilling wells on the project site is feasible and available for both parcels. Any future residential development shall be reviewed by the Building Services and appropriate reviewing disciplines to ensure that the well designs meet established County design standards.
- e) A land capability report was reviewed and accepted by Environmental Management. The two parcels are able to provide adequate areas for on-site septic treatment and disposal. Future residential development shall be reviewed by Building Services during the building permit review phase to ensure that septic areas are established to County design standards.
- f) In December of 1996, direct public disposal into the Union Mine Disposal Site was discontinued and the Material Recovery Facility / Transfer Station was opened. Only certain inert waste materials (e.g., concrete, asphalt, etc.) may be dumped at the Union Mine Waste Disposal Site. All other materials that cannot be recycled are exported to the Lockwood Regional Landfill near Sparks, Nevada. In 1997, El Dorado County signed a 30-year contract with the Lockwood Landfill Facility for continued waste disposal services. The Lockwood Landfill has a remaining capacity of 43 million tons over the 655-acre site. Approximately six million tons of waste was deposited between 1979 and 1993. This equates to approximately 46,000 tons of waste per year for this period. This facility has more than sufficient capacity to serve the County for the next 30 years.
- g) County Ordinance No. 4319 requires that new development provide areas for adequate, accessible, and convenient storing, collecting, and loading of solid waste and recyclables. On-site solid waste collection for the proposed lots will be handled through the local waste management contractor. Adequate space is available at the site for solid waste collection.

FINDING: A less than significant impact to utility and service systems from existing or anticipated development is proposed and for the “Utilities and Service Systems” category, the impacts will remain at a level of less than significant for the tentative parcel map.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE. Does the project:			
a. Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?			✓
b. Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			✓
c. Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			✓

Discussion:

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- a) There is no substantial evidence contained in the whole record that the project will have the potential to degrade the quality of the environment. The project does not have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of California history or pre-history. Any impacts from the project will be less than significant due to existing standards and requirements imposed in the conditioning of this project.
- b) Cumulative impacts are defined in Section 15355 of the California Environmental Quality Act (CEQA) Guidelines as “two or more individual effects, which when considered together, are considerable or which compound or increase other environmental impacts.” Based on the analysis in this initial study, it has been determined that the project will not result in cumulative impacts.
- c) Based upon the discussion contained in this document, it has been determined that the project will not have any environmental effects which cause substantial adverse effects on human beings, either directly or indirectly.

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SUPPORTING INFORMATION SOURCE LIST

The following documents are available at El Dorado County Development Services Department, Planning Services in Placerville:

2004 El Dorado County General Plan A Plan for Managed Growth and Open Roads; A Plan for Quality Neighborhoods and Traffic Relief. Adopted July 19, 2004.

El Dorado County General Plan Draft Environmental Impact Report
 Volume I - Comments on Draft Environmental Impact Report
 Volume II - Response to Comment on DEIR
 Volume III - Comments on Supplement to DEIR
 Volume IV - Responses to Comments on Supplement to DEIR
 Volume V - Appendices

El Dorado County General Plan - Volume I - Goals, Objectives, and Policies

El Dorado County General Plan - Volume II - Background Information

Findings of Fact of the El Dorado County Board of Supervisors for the General Plan

El Dorado County Zoning Ordinance (Title 17 - County Code)

County of El Dorado Drainage Manual (Resolution No. 67-97, Adopted March 14, 1995)

County of El Dorado Grading, Erosion and Sediment Control Ordinance (Ordinance No. 3883, amended Ordinance Nos. 4061, 4167, 4170)

El Dorado County Design and Improvement Standards

El Dorado County Subdivision Ordinances (Title 16 - County Code)

Soil Survey of El Dorado Area, California

California Environmental Quality Act (CEQA) Statutes (Public Resources Code Section 21000, et seq.)

Title 14, California Code of Regulations, Chapter 3, Guidelines for Implementation of the California Environmental Quality Act (Section 15000, et seq.)

Archaeological Survey Report for Brandon Station near the Intersection of South Shingle and Brandon Road APN 087:020:50 and 51 El Dorado County, CA, July 1998. Historic Resource Associates.